

82-34-0225  
LOT MUNSON AVE  
JOB #402

DESCRIPTION OF SURVEY FOR D & F DAVISON

Situated in the State of Ohio, County of Muskingum, City of Zanesville:

Being all of Lot #17, and part of Lots #16 and #18 of Munson's Subdivision recorded in Plat Book 2, Page 144 of said county's plat records, as described in prior deed reference Volume 1038, Page 95, of said county's deed records, also being all of Muskingum County Auditor's Parcel Numbers 80-82-34-02-25-000, which covers that portion of Said Lot #17, 80-82-34-02-25-001, which covers that portion of Said Lot #18, and 80-82-34-02-26-000, which covers that portion of Said Lot #16, and being more particularly described as follows;

Commencing at the Northeast corner of Lot #16 of said Munson's Subdivision, being the Southwest corner of Munson Avenue and Bexley Street; thence along the West line of Munson Avenue and East line of said Lot #16 S 03 02 38 W 50.00 feet to an axle (found) at the Southeast corner of the D & M Sears property as described in deed reference Volume 931, page 137, also being the place of beginning for the property herein intended to be described;

- #1- thence continuing along the West line of said Munson Avenue and East lines of said Lots #16, #17, & #18 S 03 02 38 W 90.00 feet to an iron pin (found capped with concrete) at the Northeast corner of the O & B Lent property as described in deed reference Volume 895, Page 45, passing the Northeast corner of said Lot #17 at 15.81 feet, and the Southeast corner at 81.63 feet;
- #2- thence parallel to the North line of said Lot #16 N 86 51 48 W 145.12 feet to a point on the West line of said Lot #18, from which an iron pin (found capped with concrete) for reference bears S 67 16 57 W 0.71 feet;
- #3- thence along the East line of a 16.50 foot Alley and the West lines of said Lots #18, #17, & #16 N 03 02 03-E 90.00 feet to the Southwest corner of said Sears property, passing the Southwest corner of said Lot #17 at 8.39 feet, and the Northwest corner at 74.20 feet;
- #4- thence along the South line of said Sears property S 86 51 48 E 145.13 feet to the place of beginning containing 2294 square feet in Lot #16, 9550 square feet (all of) Lot #17, and 1216 square feet in Lot #18, totaling 0.300 acres

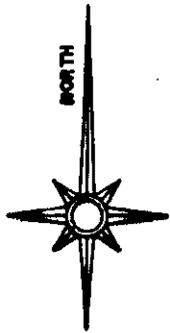
The bearings within this description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, & Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness R.S.6885).

This description was written by Charles R. Harkness Registered Surveyor #6885 from an actual survey completed on June 13, 1991, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

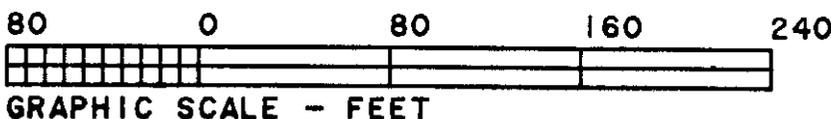
DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

*J. J. Harkness*  
6-19-91

~~OFFICE COPY~~  
~~NOT RECORDABLE~~  
Charles R. Harkness RS #6885



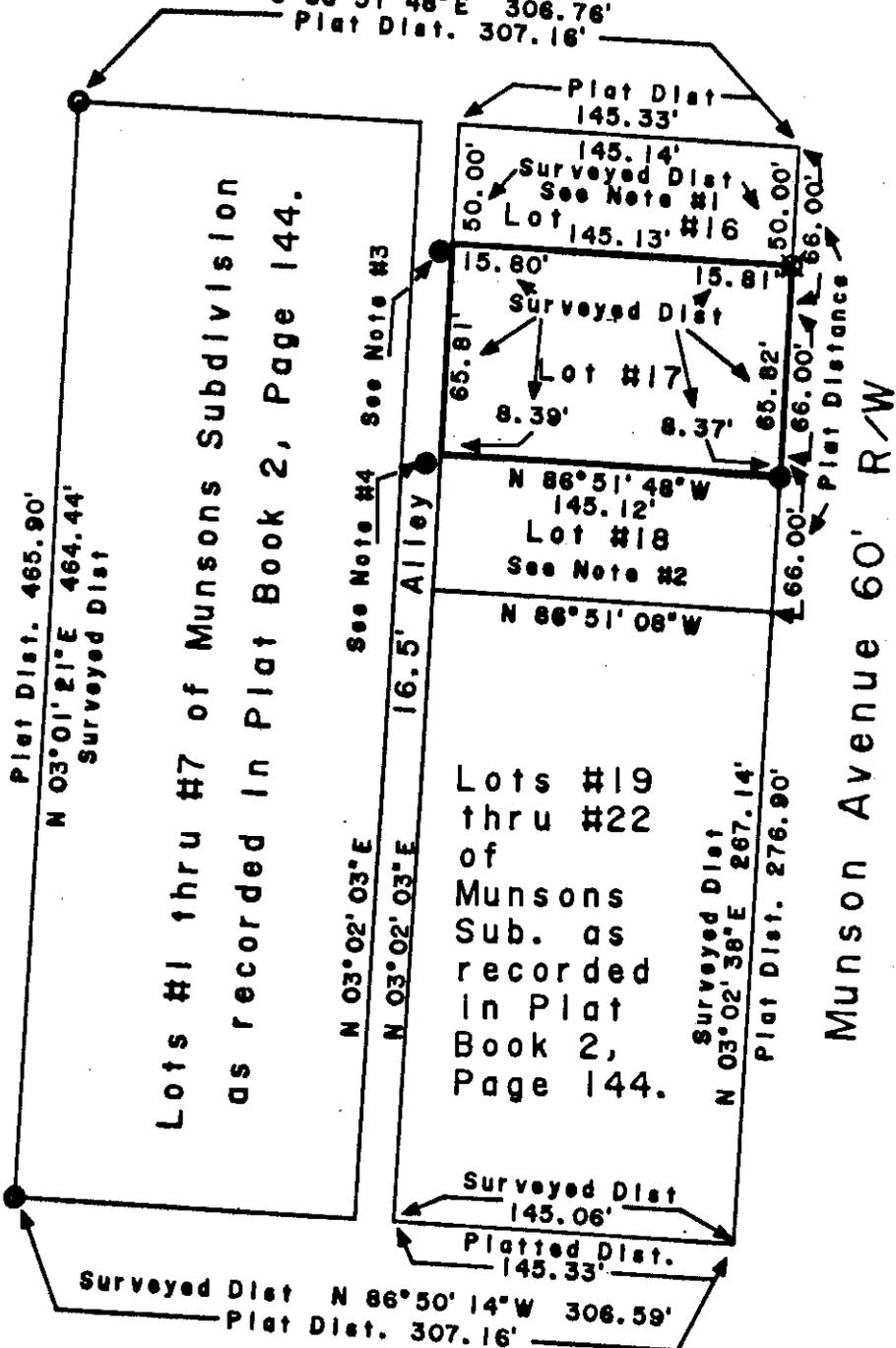
The bearings on this plat are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method).



- LEGEND**
- ☐ STONE (FOUND) WITH X - ☒
  - ⊙ CONCRETE MONUMENT (FOUND)
  - ⊗ AXLE (FOUND)
  - IRON PIPE (FOUND)
  - IRON PIN (FOUND) CAPPED WITH CONCRETE
  - ⊙ RAILROAD SPIKE (FOUND)
  - ⊕ PE MAIL (FOUND)
  - △ POINT
  - IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (6 & NUMBER R.S. 6888)

Bexley Street 50' R/W

Surveyed Dist  
S 86°51'48"E 306.76'  
Plat Dist. 307.16'



Situated in the State of Ohio, County of Muskingum, City of Zanesville:

Being all of Lot #17 and part of Lots #16 & #18 of Munsons Sub. as Plat Book 2, Page 144 as described in the prior deed reference Volume 1038, Page 95, also being all of Muskingum County Auditor's Parcel Numbers 80-82-34-02-25-000 (covers Lot #17), 80-82-34-02-25-001 (covers that part of Lot #18), & 80-82-34-02-26-000 (covers that part of Lot #16). **ACREAGE**

Pt Lot #16 - 2294 SF  
All Lot #17 - 9550 SF,  
Pt Lot #18 - 1216 SF  
Totaling 0.300 acres.

**SURVEYOR'S NOTES**

Note #1 - D. & M. Sears, Deed Book Vol. 931, Page 137.

Note #2 - O. & B. Lent, Deed Book Vol. 895, Page 45, and S. & R. Wilson Deed Book Vol. 944, Page 289.

Note #3 - Iron Pin (found) capped with concrete, bears S 25°18'02"W 0.76'

Note #4 - Iron Pin (found) capped with concrete, bears S 67°16'57"W 0.71'

Note #6 - No proration of surveyed distances, described in the prior deed is warranted.

Note #5 - Lot and Block dimensions have been prorated, using platted distances / surveyed distances. Platted Street and Alley widths were held.

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the legal transfer of the property shown and does not intend to show all or any easements, record, nor encroachments, or otherwise indicated.

Charles R. Harkness R.S. #6885

SURVEY FOR:		
F. & D. DAVISON		
609 MUNSON AVENUE ZANESVILLE, OHIO 43701		
SECTION:	TOWNSHIP:	RANGE:
TWP. ZANESVILLE	COUNTY MUSKINGUM	STATE OHIO
Survey Date: 6-12-91	Drw date 6-13-91 By: BAS	
C. R. HARKNESS SURVEYING & MAPPING INC.		
768 DRYDEN ROAD		
Zanesville, Ohio 43701 Phone (614) 454-6367		
Job Number:	Drawing/Sheet No.	
402	PLAT #01	

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